



FREQUENTLY ASKED QUESTIONS

COMMERCIAL UNITS

What are LA Suites and LA Towns?

The development at 1740 Sprucewood Avenue, at the corner of Sprucewood Avenue and Malden Road in LaSalle, consists of two distinct condominium communities.

1740-A Sprucewood Avenue is LA Suites, completed in 2024 and now fully sold and occupied.

1740-B Sprucewood Avenue is LA Towns, the next chapter of the overall development and an entirely new boutique condominium concept.

Together, LA Suites and LA Towns create an established and growing mixed-use community combining residential living with carefully selected commercial uses.

Who is the Developer and Builder?

The Developer is Brotto Development Corporation, and the Builder is Suburban Construction & Management Ltd.

Brotto Development Corporation is a fully integrated real estate developer specializing in the acquisition, development and redevelopment of residential and commercial properties throughout Southwestern Ontario. From land acquisition and planning through construction and customer care, Brotto Development maintains a hands-on approach throughout the entire development process.

All construction for Brotto Development is completed through Suburban Construction & Management Ltd., a full-service residential and commercial contractor and registrant with the Home Construction Regulatory Authority (HCRA).

Our experience comes from successfully taking multiple developments from initial concept and planning through construction and completion. That complete involvement gives us a unique understanding of what works and where a building or commercial space can be improved. We carry those lessons forward into every new development, allowing each project to build upon and improve on the one before it.

The Brotto and Suburban names have roots dating back to 1957, when Tarcisio Brotto founded Suburban Builders. That tradition of hands-on construction, quality and attention to detail continues today.

What is being built now?

LA Suites at 1740-A Sprucewood Avenue is complete, fully sold and occupied.

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We are now moving forward with LA Towns at 1740-B Sprucewood Avenue, which will consist of three boutique six-storey mixed-use buildings constructed in carefully planned stages.

Each building will feature just two ground-floor commercial suites, with 10 residential suites above on Floors 2 through 6.

Across all three buildings, LA Towns will ultimately include 30 residential suites and only six commercial suites.

Construction of the first building is expected to begin in late 2026, with anticipated completion between December 2027 and February 2028.

What is the overall vision for the commercial space at LA Towns?

The commercial component of LA Towns has been designed to complement both the residential community and the surrounding neighbourhood.

Rather than simply adding commercial space to the ground floor of a residential building, our goal is to create a carefully considered mix of businesses, professional services, retail and other commercial uses that provide amenities and services of value to the people living within LA Towns, LA Suites and the surrounding LaSalle community.

With only two commercial suites per building, the commercial component will remain limited and carefully integrated into the overall development.

Our goal is to create commercial spaces where the businesses become an important and convenient part of the overall LA Towns community.

What advantage does the residential component provide to my business?

One of the significant advantages of locating a business at LA Towns is the established and growing residential customer base immediately surrounding the commercial suites.

LA Suites, located just steps away, is already completed and fully occupied with 32 residential suites. LA Towns will add another 30 residential suites across its three buildings, including residents living directly above the commercial spaces.

In addition, LA Towns is located in close proximity to several other residential developments and established neighbourhoods, creating an even larger potential customer base within a very short distance.

This combination provides commercial tenants with something particularly valuable: customers living directly above, additional residents just steps away and a significant surrounding residential population.

For businesses offering services, products or amenities that residents use regularly, this creates an excellent opportunity to establish a convenient neighbourhood location with a strong built-in customer base.

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What types of commercial uses are permitted?

We believe the LA Towns commercial spaces are particularly well suited for a variety of medical, professional office, retail, personal service, small restaurant and café uses.

All proposed uses will be considered on a case-by-case basis. Our objective is to create the right mix of businesses that complement the residential community, provide valuable services and amenities to residents and the surrounding neighbourhood, and maintain the overall vision and character of LA Towns.

We encourage prospective tenants to contact us early to discuss their proposed use and specific requirements.

Are the commercial suites available for lease or purchase?

The commercial suites at LA Towns are being offered exclusively for lease and are not being offered for sale.

We recognize that every business and commercial use is different. For that reason, lease rates and terms will be considered individually based on factors including the length and term of the lease, type of business and proposed use, tenant requirements, build-out requirements, landlord build-out allowance or contribution, and overall scope of improvements required for the space.

Our preference is to work directly with prospective tenants to understand their business, space requirements and long-term plans and then structure a lease arrangement that works for both parties.

What are the expected commercial lease rates?

Commercial base rent is expected to start at approximately \$25.00 per square foot, with final lease rates and terms determined on a case-by-case basis.

The overall lease package will depend on factors including the type of use, length of lease, length of tenancy commitment, size and location of the space, build-out requirements, and any landlord build-out allowance or contribution.

This allows us to look at the entire lease arrangement rather than applying the same rate and terms to every business.

Will you build the commercial space to suit my business?

Yes. Build-to-suit opportunities are available, particularly for tenants who become involved early in the construction process.

Because Brotto Development and Suburban Construction manage the development and construction process, we can work directly with prospective tenants to understand their operational requirements and, where possible, incorporate those requirements into the original construction.

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This may include planning for suite layouts, plumbing, electrical, mechanical systems and other business-specific requirements before the space is completed.

Planning these items in advance avoids the unnecessary cost and time involved in completing a standard commercial space only to remove or modify newly constructed work afterward.

The result can be significant savings in both time and money, while creating a more functional and efficient space specifically designed around the tenant's business.

The scope of any build-to-suit work, landlord contribution and build-out allowance will be considered as part of the overall lease negotiations.

Is a build-out allowance available?

Yes. Build-out allowances and landlord contributions may be available and will be considered as part of the overall lease negotiations.

The amount and nature of any allowance will depend on factors such as the proposed use, lease term, tenant requirements and scope of improvements.

Because the buildings are still in the planning and construction stages, certain improvements may be incorporated directly into the original construction rather than completing the space and then removing or modifying finished work.

This can reduce unnecessary construction costs, improve functionality and allow the space to be designed more efficiently for the tenant's intended use.

Why is now a good time to secure commercial space?

The first LA Towns building is expected to begin construction in late 2026, making now an ideal time for prospective commercial tenants to become involved.

Committing early provides the greatest opportunity to work directly with our development and construction teams while plans can still be coordinated around the specific needs of the business.

The further construction progresses, the more difficult and expensive certain changes can become. Early involvement allows us to plan the space properly from the beginning, saving time and money while creating a better and more functional finished space for the tenant.

With only two commercial suites in the first building, there is also a limited opportunity for businesses wanting to secure a location in the initial LA Towns building.

When will the commercial spaces be available?

Construction of the first LA Towns building is expected to begin in late 2026, with anticipated completion between December 2027 and February 2028.

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Commercial tenants who become involved early can use the construction period to finalize lease terms, design their space and coordinate build-out requirements with our construction team.

This provides significant lead time to properly plan the business and its space and positions the tenant to be ready for occupancy as the building approaches completion.

How does commercial parking work?

Parking is one of the most unique and significant advantages of the commercial space at LA Towns.

Unlike many new mixed-use developments where commercial parking is limited to only a handful of spaces, businesses at LA Towns will benefit from access to more than 100 parking spaces at no additional charge, with extensive parking located just steps from the commercial entrances.

Given that each LA Towns building contains only two commercial suites, this represents an exceptional amount of convenient parking relative to the number of businesses within the development.

The parking can accommodate customers, employees and visitors, providing businesses with the flexibility to operate without many of the parking limitations commonly associated with condominium and mixed-use developments.

For businesses such as medical offices, professional services, retail, restaurants, cafés and personal services, convenient parking can be a major factor in choosing a location. Customers can arrive, find parking easily and be at the front entrance of the business within moments.

Combined with the residents living directly above, the 32 completed and occupied suites at LA Suites just steps away, the future LA Towns suites and the surrounding residential community, the amount of readily accessible parking makes the commercial component of LA Towns a particularly unique opportunity.

Is there parking for employees as well as customers?

Yes. The extensive parking available provides flexibility for both commercial customers and employees.

With more than 100 parking spaces available just steps from the commercial entrances, businesses can accommodate both staff and customers without having to rely solely on a small number of storefront parking spaces.

Are outdoor patios available?

Yes. Outdoor patios may be available and can potentially be designed specifically around the needs of the commercial tenant.

Patio opportunities will be considered on a case-by-case basis, depending on the proposed use, location of the commercial suite, desired patio size and the overall design of the development.

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For appropriate uses, particularly restaurants, cafés and other businesses that would benefit from outdoor space, becoming involved early creates a unique opportunity. While the building and site are still being planned and constructed, we may be able to incorporate a patio directly into the design rather than attempting to accommodate one after construction is complete.

This provides the opportunity to consider the patio together with the interior commercial space, entrances, servicing and overall operation of the business, creating a more functional and attractive finished space.

Prospective tenants interested in a patio are encouraged to speak with us early so we can explore how an outdoor area could be designed into the space from the beginning.

How will commercial garbage and recycling be handled?

Dedicated commercial garbage facilities will be provided as part of the development.

Commercial garbage and recycling requirements will be incorporated into the overall site design so businesses have convenient access to appropriate waste facilities separate from the residential garbage facilities.

Where a particular business has unique waste requirements, these can be discussed during the planning and build-out process.

Where are the commercial suites located?

The commercial suites will be located on the ground floor of each LA Towns building, providing convenient direct access for customers and visitors.

Each building will contain only two commercial suites, helping provide each business with a strong individual presence rather than being one of many businesses within a large commercial plaza.

The extensive parking immediately surrounding the development also means customers can park just steps from the commercial entrances.

How many commercial suites will be available?

There will be only two commercial suites per building, for a total of just six commercial suites across the entire LA Towns development.

The buildings will be constructed in stages, beginning with the first building.

This creates a limited opportunity for businesses interested in establishing a presence within the development, particularly those wishing to become involved early enough to have input into the design and build-out of their space.

How do I discuss a commercial opportunity or specific business use?

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We encourage prospective commercial tenants to contact us as early as possible, particularly if their business has specific layout, servicing, patio, mechanical, electrical, plumbing or other build-out requirements.

Early discussions allow us to determine whether the proposed use is a good fit for the development and, where possible, begin incorporating the business's requirements directly into the construction plans.

This early coordination can result in better functionality, reduced build-out costs and significant time savings for both the tenant and landlord.

For additional information regarding commercial leasing opportunities at LA Towns, please contact Brotto Development Corporation.

All plans, specifications, dimensions, commercial uses, parking arrangements, build-out opportunities, allowances, lease rates and terms, construction schedules and other development details are preliminary and subject to change. Build-to-suit work, landlord contributions, patios and other tenant-specific requirements will be considered on a case-by-case basis and are subject to the applicable lease agreement.

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